



**9.22 ACRES**

**Asking Price: \$2,250,000 or \$250,000/acre**

**LOCATION**

Site is located on the Southside of Highway 13 (48 Avenue) west of the Super 8 and Ramada Hotel

**DETAILS**

- Excellent exposure from Highway 13 (48 Avenue) which see's approx. 20,640 vehicles per day
- Surrounding centre's include national retailers such as, Wal-Mart, Superstore, Shopper's Drug Mart, Staples, Totem, Safeway, Canadian Tire and many more
- Population of Camrose is over 17,000 residents with a 2.3 % growth rate and a trade area of approximately 72,000 people

**SITE PHOTO**



**Murry Osborne**  
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**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

# CAMROSE DEVELOPMENT LANDS

Camrose, Alberta

## SITE PHOTO



## LEGAL INFORMATION

- Plan O523271 Block 2 Lot 4
- Site Area: 3.73 Hectares or +/-9.22 acres
- Zoning: C3 - Commercial
- Asking Price: \$2,250,000 or \$250,000/acre

## LOCATOR MAP



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